



## 20 VARBAY Place Calgary Alberta

\$1,699,900

Newly renovated in 2024 this architectural gem in the desired amenity-rich community of Varsity is now ready for you to move in. Perched on a large 9,687 sqft (.22 ac) lot, with a SW back yard, in a quiet cul-de-sac, and backing onto the community's expansive tree lined walking paths. The design forward floor plan includes 3,000 sqft of total living space. With the addition of a large and functional mudroom connecting the main floor to the large garage, this home functions like a bungalow with all principal rooms located on the main floor level while 3 bedrooms in the lower level provide versatility for a mature family, the empty nester, or expanding family alike. In collaboration with McDowell Design, Laratta Homes has preserved and transformed this mid-century modern classic into a functional and timeless home to complement your contemporary lifestyle. The lower-level features nine large windows above ground that shed light into the lower level, fully integrating the upper and lower living spaces. An open and light filled living concept, a meld of original rustic structures and contemporary interior design features. The contemporary architecture is combined with a vaulted open beamed ceiling that houses two stone fireplaces, five bedrooms (or four plus a home office), three full baths, dining and living room spaces and an oversized double front drive attached garage with driveway, combined parking for six vehicles. The new custom-built open concept Kitchen features a see-through metal art wall and a curved and reeded oak island along with a Bertazoni gas range, fully integrated Dacor fridge with freezer, stainless steel dishwasher, microwave and concealed under cabinet lighting and coffee and beverage bars conveniently placed for entertaining. White oak planked and Italian tile flooring are found throughout the main floor. Quartz counters over custom-built cabinets throughout. The lower...

Bedroom 11.25 Ft x 8.58 Ft  
 Bedroom 12.58 Ft x 8.58 Ft  
 Other 18.42 Ft x 8.08 Ft  
 Bedroom 11.42 Ft x 10.17 Ft  
 Recreational, Games room 21.67 Ft x 12.75 Ft  
 Laundry room 12.75 Ft x 7.00 Ft

Kitchen 16.67 Ft x 10.75 Ft  
 Breakfast 14.33 Ft x 12.67 Ft  
 Living room/Dining room 23.33 Ft x 13.08 Ft  
 Foyer 5.83 Ft x 3.83 Ft  
 Other 9.67 Ft x 9.17 Ft  
 Primary Bedroom 13.58 Ft x 12.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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(CENTRAL)**

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Cold room 10.00 Ft x 3.33 Ft

Other 5.00 Ft x 3.00 Ft

3pc Bathroom 8.92 Ft x 4.67 Ft

Bedroom 10.17 Ft x 9.33 Ft

4pc Bathroom 9.67 Ft x 4.92 Ft

4pc Bathroom 9.83 Ft x 9.33 Ft